



GRASSROOTS
REALTY GROUP

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**218 Boulder Creek Place
Langdon, Alberta**

MLS # A2338454



\$890,000

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,573 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data

Inclusions: Window coverings blinds, window coverings Curtains, Security Cameras, Door bell camera, Digital Thermostat

Welcome to Boulder Creek Estates in Langdon, where small-town charm, family-friendly living and room to spread out come together. Offering over 2,570 sq ft above grade, a fully finished basement and five bedrooms, this beautifully maintained 2-storey home has been thoughtfully designed for busy family life, entertaining and enjoying time together. Step inside to a bright, welcoming interior offering 9 ft main floor ceilings, large windows and an open layout that fills the home with natural light. A main-floor office provides a dedicated space for working from home, while the heart of the house brings the kitchen, dining and living areas together. The spacious kitchen is made for gathering, featuring granite countertops, stainless steel appliances, extensive cabinetry, a large centre island with seating and a walk-through pantry that adds plenty of everyday storage. The adjoining dining area opens directly onto the covered deck, while the living room offers a comfortable place to unwind around the gas fireplace. Upstairs is designed with families in mind. A large bonus room provides another place to gather for movie nights, games or quiet evenings at home, while all four upper bedrooms keep everyone close by. The spacious primary retreat features a beautiful 5-piece ensuite, while the additional bedrooms share another 5-piece bathroom. An upper-floor laundry room makes everyday routines that much easier. The builder-finished basement extends the living space with a large recreation room, fifth bedroom and 4-piece bathroom, creating a flexible level for teenagers, guests, hobbies, workouts or family movie nights. Outside is a backyard you will want to use all summer long. The large, fully fenced yard offers plenty of room for kids and pets to play, while mature landscaping and a firepit area create a welcoming setting for evenings outdoors and boasts an irrigation system. The

expansive covered deck is a true extension of the home, providing a sheltered place for BBQs (gas line for easy hook up), morning coffee and entertaining regardless of the weather. A heated and insulated triple attached garage provides exceptional space for vehicles, storage and toys, while the extended driveway offers valuable additional parking and added flexibility for a boat or RV. Additional added features enhance this fabulous home such as central air conditioning, power blinds and dual-zone heating and cooling add comfort throughout the seasons. A new hot water tank was installed in 2025, and the HVAC system was serviced and cleaned in July 2026. There is also a water softener, central vacuum and beautiful gemstone lights to enhance your curb appeal. Set in the welcoming community of Boulder Creek Estates, you are ideally located on a cul de sac with a front view of the golf course and pond. This stunning home offers the space families are looking for both inside and out, all while enjoying the relaxed pace and community feel that makes Langdon such a special place to call home.